

KANSAS

FLOODPLAIN MANAGEMENT TIPS



June 2018

Using Preliminary Map Data

Floodplain management staff at Division of Water Resources are always working on new flood map updates. There are changes shown to the special flood hazard areas within some communities as maps are revised. This causes a question about which data to use and when to use it?

Best to use the most restrictive data for regulatory purposes until a map is ready to be adopted. Using the most restrictive data ensures best protection of life and property. Never want to allow a new home to be built too low and possibly get flooded when there was better information available. When a B, C or X Zone is slated to change to a Zone AE, AH or AO special flood hazard area communities are encouraged to reasonably utilize new map data in order to protect the health, safety and welfare of citizens.

It is allowable to use new map data for Letter of Map Change (LOMC) requests in an unnumbered Zone A without a base flood elevation. When the area is a Zone AE on the current existing map you must use the flood elevation data on the current map right up until the new map becomes effective for any sort of request for a LOMC. Federal Emergency Management Agency Floodplain Management Bulletin 1-98 explains what to do in each type of flood zone when dealing with a map change.

Banks and insurance agencies do not consider new flood map data. They use only the current effective map for insurance and lending requirements. Allowing a home to be built to new map data that is less restrictive can cause the property to have expensive insurance until a new map becomes effective.

Tom Morey Takes New Position

On April 20, 2018 Tom Morey left the Kansas Department of Agriculture Division of Water Resources in order to take a new job as a Project Manager for Stantec. Tom was with the Division of Water Resources for 13 years. He was the State National Flood Insurance Program (NFIP) Coordinator for 10 years. Tom's position required him to provide expert technical advice and consultation regarding the implementation of NFIP. He directed the Kansas Floodplain Management team and coordinated with both state and federal agencies to facilitate community activities and implement state and local floodplain management programs. Tom had this to say in a farewell message, "I have worked with a number of great people, seen some interesting things and been involved in more than one exciting project over the years. Regardless of perception by others, a lot of good work is accomplished every day in our offices and I would like to think that I have been responsible for helping the citizens and communities of the State during my time here. Keep up the good work."



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Pole Position

There is a Federal Emergency Management Agency publication, FEMA 480, “Floodplain Management Requirements - A Study Guide and Desk Reference for Local Officials.” This book has a statement in it that small projects, such as putting up a mailbox and erecting a flag pole, are insignificant projects that do not require a floodplain development permit. There has been some confusion that if a flag pole does not require a permit then any sort of pole does not require a permit. Another point of confusion is that community officials have been incorrectly told that utility poles are exempt from floodplain development permit.

There are two sets of rules at work in our floodplains in Kansas. There are the permit requirements from the Kansas Department of Agriculture’s Division of Water Resources (DWR) enforced by State of Kansas and the requirements under the National Flood Insurance Program (NFIP) enforced by local community Floodplain Managers. There will be times that the DWR rules may not require a permit but the activity would still require a community to issue a floodplain development permit.

Communities must issue permits for new development in the floodplain. The definition of new development is any manmade change to improved or unimproved real estate. Installing a light pole or power pole in a floodplain is a manmade change and meets the permit requirements. A mail box post is considered insignificant because of its size. In photo at right the mail box posts were measured and the average size was 4”x4”. A utility pole is much larger and is required to have a permit under the NFIP.



The DWR permit requirements in a jurisdictional floodplain are based on both the diameter of the pole and the offset from the banks of the stream. DWR does not require permits for poles with a diameter of less than 3’. This is different from the NFIP requirement that participating communities must follow. DWR also uses the diameter of the poles or posts to determine if an elevated building requires a permit. This is another example of a difference from the NFIP requirements because community officials must have floodplain development permits for new buildings and elevation certificates to show they are elevated to the design flood elevation.

Pole tower max diameter (ft)	Bank Offset (ft)
3 or less	Exempt
4	20
5	25
6	30
7	35
8	40
9	45
10	50
11	55
12	60
13	65
14	70
15	75
More than 15	Permit required

Table at left shows the pole diameters used by DWR and the bank offset that is considered. This table does not apply in a floodway. DWR also requires that the pole or tower be adequately spaced away from other floodplain fills to prevent cumulative effect on the base flood elevation.

DWR Water Structures Program engineers have required utility companies to get permits for poles and transformers. Floodplain Managers may contact the Water Structures Program with questions by calling 785-564-6650.

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Here we have some photos of various types of parking lot light poles, utility poles and towers. There is electrical utility in a housing on poles, gas utility on a platform elevated on poles, a 2' cement base pad for a light pole in a parking lot, an 8" wooden utility pole with a flood light on top, a 42" pole for an advertising sign and a 5' metal utility tower with a cement base. DWR is going to consider the diameter and the distance from the stream when not in a floodway. Only the two at the bottom might require a permit from DWR outside of the floodway. Every single item shown would require a permit under the floodplain regulations adopted by communities for participation in the NFIP.



Training Opportunities

The Floodplain Management Program will host the following training sessions throughout Kansas. If you are interested in any of the no-cost training opportunities, please contact Tom Morey at 785-296-5440 or Steve Samuelson at 785-296-4622. A training registration form is in this newsletter.

Post Flood Responsibilities

This free class is intended for community officials responsible for administering floodplain management regulations. The course focuses on what to do during and after a disaster event. Topics include substantial damage, permitting, Increased Cost of Compliance and violations. Allowed 3.5 hours for certified floodplain managers. Limited to 20 participants.

- Junction City – Oct. 18, 2018 8:30 a.m.-12:30 p.m.

Basics of the National Flood Insurance Program

This class is for officials responsible for administering their local floodplain management ordinance. The focus is on the National Flood Insurance Program (NFIP) and concepts of floodplain management, maps and studies, ordinance administration, and the relationship between floodplain management and flood insurance. Allowed 3.5 hours toward CFM. Limited to 20 participants.

- Park City– July 26, 2018 8:30 a.m.-12:30 p.m.

Elevation Certificates and Letters of Map Amendment

This free class is designed for community officials responsible for administering floodplain management as well as surveyors and engineers who complete Letters Of Map Amendment (LOMA) and Elevation Certificate forms. The course will focus on accurate completion of Federal Emergency Management Agency (FEMA) technical forms, building diagrams and base flood elevation. Approved 3.5 hours toward

- Halstead– Aug. 2, 2018 8:30 a.m.-12:30 p.m.

Find more information about floodplain management from Kansas Department of Agriculture
Division of Water Resources on line at:
<http://agriculture.ks.gov/divisions-programs/dwr/floodplain>

Email saves money on postage. The electronic newsletter also has links and the photos are in color. If you are getting this newsletter by postal mail and would prefer email please contact Steve Samuelson at steve.samuelson@ks.gov.

Mark your calendar. The Kansas Association for Floodplain Management 2018 conference will be September 5 and 6 in Wichita. More information will be posted at the website: www.kafm.org. Registration will be done through a link on the website. If you have questions about registration please contact Don Slone, Chairman, at 913-667-1708.

Kansas Department of Agriculture
Division of Water Resources
Floodplain Program
Training Registration Form

Name _____

Title _____

Organization _____

Address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____

E-mail _____

Name, date and location of training you will attend _____

*Please share this invitation with anyone else who could benefit from the training.

**Classroom locations will be sent to registered participants one week before the training.

Please mail or fax your registration to:

KANSAS DEPARTMENT OF AGRICULTURE
FLOODPLAIN MANAGEMENT PROGRAM
6531 SE Forbes Ave., Suite B
TOPEKA, KS 66619
Fax to: 785-296-8298

For questions about training, please contact Steve Samuelson by email at steve.samuelson@ks.gov or by phone 785-296-4622.

Please help us keep our records current. If the name that appears on this newsletter is for an individual no longer with your organization, please call 785-296-4622, or email steve.samuelson@ks.gov to report the change.

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Kansas Department of Agriculture
Division of Water Resources
Topeka Field Office
Floodplain Management
6531 SE Forbes Ave., Suite B
Topeka, KS 66619

ASFPM 2019 National Conference in Cleveland

The 2019 Association of State Floodplain Managers National Conference will be May 19-24, 2019 in Cleveland, Ohio. This conference is an excellent opportunity for floodplain managers to receive training on mapping technologies, regulations, permitting, outreach and best practices. It is estimated the conference will be attended by more than 1,000 floodplain management professionals. This conference is great chance to meet people for networking and to learn the latest news in floodplain management. Funds may be available to assist with attendance for local officials to the conference. Contact Steve Samuelson for more information: steve.samuelson@ks.gov.

KDA/DWR Water Structures Floodplain Program Staff

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